



2021

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

				CONDO CONVERSION,Building Number 1.	
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GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 2		Baths: 1		HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.00000000
Name:	163 - 7123

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	394.228
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	591670
Depreciation:	110051
Depreciated Total:	481619

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	433.65	
Special Features:	0	Val/Su Net:	404.71	
Final Total:	481600	Val/Su SzAd	404.71	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 125.A-0002-0013.0

[illegible]

More: N	Total Yard Items:	600	Total Special Features:		Total:	600
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,190	394.230	469,131	
Net Sketched Area:		1,190	Total:	469,131	
Size Ad	1190	Gross Are	1190	FinArea	1190

SUB AREA DETAIL

[illegible]

IMAGE

***AssessPro* Patriot Properties, Inc**

